

BK0368PG0164

Johnny Coleman Builders, Inc.
GRANTOR

WARRANTY

TO

DEED

Charles K. Nelson and wife, Anissa Nelson
GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Johnny Coleman Builders, Inc., do hereby sell, convey, and warrant unto Charles K. Nelson and wife, Anissa Nelson, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lot 97, 2nd Addition, Fox Hunt Subdivision, in Section 26, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 57, Page 32, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 2000 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

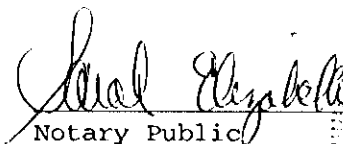
Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURE, this the 18th day of February, 2000.

Johnny Coleman Builders, Inc.
By: _____
Johnny Coleman, President

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 18th day of February, 2000, within my jurisdiction, the within named Johnny Coleman, who acknowledged that he is President of Johnny Coleman Builders, Inc., a corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.


Notary Public



My Commission Expires:

June 21, 2003

GRANTOR'S ADDRESS:
82 Steffani Drive
Southaven, MS 38671
Work Phone #: 662-349-1816
Home Phone #: N/A

GRANTEE'S ADDRESS:
10162 Tally Ho Drive
Olive Branch, MS 38654
Work Phone #: (601) 682-0137
Home Phone #: (601) 349-4306

THIS INSTRUMENT PREPARED BY:
Eric Sappenfield
97 Stateline Road East, Suite A
Southaven, Mississippi 38671
601/342-2170

FILE NUMBER: 7796

STATE MS. - DESOTO CO.
FILED

FEB 28 4 09 PM '00

BK 368 PG 164
WITNESS CLERK